

# CHAYA AYDEL

## — Seminary — Chaya Aydel Seminary Business Proposal

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1295 E. Hallandale Beach Blvd.

Hallandale Beach, FL 33009

E-mail [chai@dialisdn.com](mailto:chai@dialisdn.com)

*Rabbi Raphael Tennenhaus*  
Dean

*Rabbi Yossi Lebovics*  
Principal

*Mrs. Chanie Lebovics*  
Curriculum Coordinator

*Rabbi Moshe Schwartz*  
Administrator

The Chaya Aydel Seminary-College is located at 1295 E. Hallandale Beach Blvd. in Hallandale Beach. It was incorporated in May of 2002 and is a not for profit (501(c)3) organization.

The mission of Chaya Aydel Seminary is to provide higher education for post high school graduates wishing to pursue a field in education. The school is committed to providing opportunities for all students to acquire the necessary skills for employment in the field of education.

The Chaya Aydel Seminary's administration is committed to the belief that every student can attain their potential with carefully designed courses, professional instruction, and wise academic counseling. Although the school emphasizes development of excellence in the classroom it also stresses the need for the ability to reason, communicate effectively, and work with others in every area of life. These components are particularly critical in training teachers, being that the field of education requires students to have good communication skills and a feeling of assistance with families and community.

The school trains future teachers and the courses include educational psychology, teaching methods, modern classroom skills, hands on classroom observations, extra-curricular activities and community outreach opportunities. Over 200 students who have graduated from Hallandale's only Teachers College, The Chaya Aydel Seminary, are now engaged in teaching positions here in Florida and abroad.

The Seminary has started its 9<sup>th</sup> year of existence and attracts students from all over the world. Based on the success of the Seminary there has been generated a lot of excitement and the desire of additional students to attend. In light of this, the Seminary, Hallandale's only Teachers' College, wishes to embark on an expansion program that will bring approximately 20 new jobs to the City of Hallandale Beach. The College has substantially helped the local economy, and its expansion will bring more employment to men and women in Hallandale Beach. Growth of the College will also attract new homeowners to the city of Hallandale Beach.

The project includes the following improvements and start up cost:

Renovations	68,110.00
College Library	27,735.00
College Office	31,865.00
Classroom Furnishings	37,704.00
Supplies and Equipment	44,730.00
License/Fees	<u>13,153.00</u>
Total:	<u>\$223,297.00</u>

The above projected budget includes the building of a classroom, resource library, expanded dining facility and office.

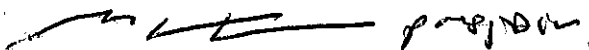
To facilitate the expansion we are requesting a loan of \$200,000 from the City of Hallandale's CRA Commercial Business Incentive Program. The Chaya Aydel Seminary will be contributing \$23,297.00 to the expansion.

We are confident that this partnership will surely enhance the quality of life here in Hallandale Beach.

Thanking you in advance for your assistance,

I remain,

Sincerely,



Rabbi Raphael Tennenhaus  
President Broward CHAI Center, Inc.

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DIVISION OF CORPORATIONS**[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)[Previous on List](#)[Next on List](#)[Return To List](#)[Events](#)[No Name History](#)**Detail by Entity Name****Florida Non Profit Corporation**

CHAYA AYDEL SEMINARY, INC.

**Filing Information**

**Document Number** N02000003422  
**FEI/EIN Number** 043663198  
**Date Filed** 05/02/2002  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 02/03/2004  
**Event Effective Date** NONE

**Principal Address**

1295 E HALLANDALE BEACH BLVD  
HALLANDALE BEACH FL 33009

**Mailing Address**

1295 E HALLANDALE BEACH BLVD  
HALLANDALE BEACH FL 33009

**Registered Agent Name & Address**

TENNENHAUS, RAPHAEL RABBI  
1295 E HALLANDALE BEACH BLVD  
HALLANDALE BEACH FL 33009 US

Name Changed: 01/15/2008

**Officer/Director Detail****Name & Address**

Title DP

TENNENHAUS, RAPHAEL RABBI  
813 DIPLOMAT PKWY  
HALLANDALE BEACH FL 33009

Title D

TENNENHAUS, GOLDIE  
813 DIPLOMAT PKWY  
HALLANDALE BEACH FL 33009

Title D

LEBOVICS, JOSEPH  
6541 NW 46TH ST  
LAUDERHILL FL 33319

## Title S

SCHWARTZ, MOSHE  
1108 NE 5TH ST  
HALLANDALE BEACH FL 33009

**Annual Reports****Report Year Filed Date**

2009	01/21/2009
2010	01/14/2010
2011	03/21/2011

**Document Images**

<a href="#">03/21/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/03/2004 -- Amendment</a>	<a href="#">View image in PDF format</a>
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<a href="#">07/30/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/02/2002 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

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State of Florida, Department of State

\$ 223,297

CITY OF HALLANDALE BEACH / HALLANDALE BEACH CRA  
BUSINESS INCENTIVE/ENTICEMENT LOAN PROGRAM

15. Approximate amount of loan you are applying for, if known: \$ \_\_\_\_\_

16. List the existing mortgages on the property to be improved.

<u>Lienholder</u>	<u>Origination Date</u>	<u>Balance</u>	<u>Monthly Payment Amt.</u>
1st Lien _____	_____	_____	_____
2nd Lien _____	_____	_____	_____
3rd Lien _____	_____	_____	_____

17. Do business owners have other sources of income in addition to income from this business?

Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, indicate the source of the income: \_\_\_\_\_

**BUSINESS OPERATIONS INFORMATION**

1. List the name, position, responsibilities and home address of key business personnel and the length of time each has been working with the business.

<u>Name</u>	<u>Position</u>	<u>Responsibilities</u>	<u>Home Address</u>	<u>How Long with Business</u>
Raphael Tennenhaus	PRES.	Fundraising/Budget	813 Diplomat Parkway	8 Years

2. How did you hear about our program?

<u>Internet</u>	<u>Front Desk</u>	<u>Comcast</u>	<u>Direct Mail</u>	<u>Other</u>
Joseph Lebovics	Dir. Principal	6541 46th St.	Lauderhill	8 years
Moshe Schwartz	Secretary/Administrator	1108 NE 5th Street	Hdle.	8 years

Attach a copy of Business and Personal IRS Tax Returns for the last two years. Include all schedules.

Attach a copy of recent bank statement for business.

**C. BUSINESS DEBT INFORMATION**

1. OUTSTANDING LOANS OR OTHER DEBTS: (Including Business Credit Cards)

<u>Lender/Creditor</u>	<u>Account No.</u>	<u>Monthly Pymt</u>	<u>Balance</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. FURTHER COMMENTS REGARDING DEBTS, IF APPLICABLE.

#### D. AGREEMENT

I (we), the owner(s) of the above described business understand that the intent of this application is only for purposes of pre-qualifying for a loan and does not guarantee acceptance or approval and no commitment is hereby made on the part of either the applicant, the City or the CRA.

I(we) certify that to the best of my(our) knowledge, all the information in this application and all information furnished in support of this application is true and correct. Any property assisted under this program will not be used for any illegal or restricted purpose.

Any intentionally false or fraudulent statement or supporting documents will constitute cancellation of my (our) application. The City of Hallandale Beach or Hallandale Beach Community Redevelopment Agency is hereby authorized to verify any of the above information and to inspect the property prior to approval. I(we) agree to have no claim for defamation, violation of privacy or other claims against any person, firm or corporation by reason of any statement or information released by them to the City of Hallandale Beach.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT: Federal law, U.S.C. Title 18, Sec. 1001, provides: Whoever, in any matter within the jurisdiction of any department or agency of the U.S. knowingly and willfully falsifies or makes false, fictitious or fraudulent statements, or entries, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

OWNER: Raphael Teunenhaus [Signature] DATE: Dec 22, 2010  
(Printed name and Signature)

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Printed Name and Signature)

WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Printed Name and Signature)

#### AUTHORIZATION FORM REQUIRED BY FEDERAL PRIVACY ACT

Under the Privacy Act of 1974, it will be necessary for the City of Hallandale Beach or Hallandale Beach CRA to supply the appropriate agencies you listed on your application with written approval from you to allow them to release information from their files to verify the information you provided on your application. Please sign the appropriate space below to authorize these verifications.

This authorizes the City of Hallandale Beach or the Hallandale Beach CRA to have free access to my business information and records, sources of other income, creditors and other verifications as may be required to process my application.

OWNER: [Signature] DATE: Dec 22, 2010  
(Signature)

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Signature)

Broward Sheriff's Office Records Division  
2601 West Broward Boulevard  
Fort Lauderdale, FL 33312  
(954) 831-8700



*Pride in Service with Integrity*

**Date:** December 23, 2010

**Subject:** Raphael Tennenhaus

**Race:** -

**Sex:** M

**DOB:** [REDACTED]

Based on the above information, a check of the Broward Sheriff's Office Records was completed. The records of this agency reflect the following:

**NO ARREST RECORD** ☒

**ARREST RECORD ATTACHED:** ☐

To obtain a **statewide background check**, contact the Florida Department of Law Enforcement at:

**Internet:** <http://www.fdle.state.fl.us/criminalhistory> or

FDLE - User Services Bureau/Public Records

P.O. Box 1489

Tallahassee, FL 32302

Phone: (850) 410-8109

To obtain **Clerk of the Court records** on dispositions and court information, please contact the Clerk of Court directly at one of the following locations:

**Internet:** [http://www.clerk-17th-flcourts.org/bccoc2/pubsearch/public\\_search.asp](http://www.clerk-17th-flcourts.org/bccoc2/pubsearch/public_search.asp)

**Central Courthouse** – 201 S.E. 6<sup>th</sup> Street, Fort Lauderdale, FL 33301

**North Satellite Courthouse** – 1600 W. Hillsboro Blvd., Deerfield Beach, FL 33442

**South Satellite Courthouse** – 3550 Hollywood Blvd., Hollywood, FL 33021

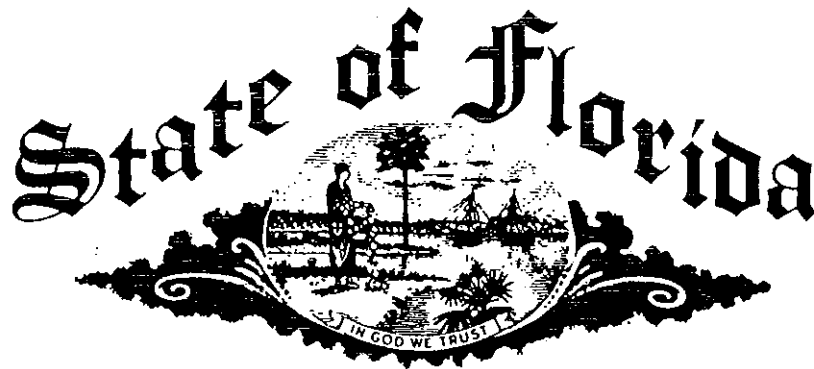
**West Satellite Courthouse** – 100 N. Pine Island Road, Plantation, FL 33317

**CHECK COMPLETED BY:**

*M. Kalman*

**CCN:** 8825 \*

\*Check not valid without signature and CCN.



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CHAYA AYDEL SEMINARY, INC., a Florida corporation, filed on May 2, 2002, as shown by the records of this office.

The document number of this corporation is N02000003422.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Seventh day of May, 2002



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

ARTICLES OF INCORPORATION

OF

CHAYA AYDEL SEMINARY, INC.

A Florida Non-Profit Corporation

FILED

02 MAY -2 PM 3:17

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned, for the purposes of forming a non-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the office of the Secretary of the State of Florida.

ARTICLE I

The name of the corporation is CHAYA AYDEL SEMINARY, INC.  
(Hereinafter referred to as "the Corporation").

ARTICLE II

The principle place of business and mailing address of the Corporation is 1295 East Hallandale Beach Boulevard, Hallandale Beach, Florida, 33009.

ARTICLE III

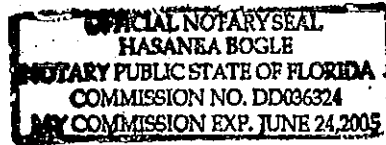
The purpose of the Corporation shall be:

- 1) The creation of the Chaya Aydel Seminary is for the purpose of Educating college-aged girls in Judaic subjects, psychology, teacher training and parenting.

The Seminary is to be located in Hallandale Beach, Florida and shall work with higher education facilities in Florida and elsewhere.

- 2) To insure that the sacred tradition inherent in Orthodox Judaism will be maintained.
- 3) To provide proper facilities for the dissemination of knowledge and Learning of Jewish faith, history, literature and Jewish lifestyles and ideals in accordance with Chabad methods.

WITNESS my hand and official seal at said County and State aforesaid this  
29 day of April, 2002.



Notary Public, State of Florida

My commission expires:

6/24/05

*Hasanea Bogle*  
4/29/02

Having been named as registered agent to accept service of process for the  
above stated corporation at the place designated in this certificate, I am familiar with  
and accept the appointment as registered agent and agree to act in this capacity.

*[Signature]*

Signature/Registered Agent

*April 29, 02*  
Date

*[Signature]*

Signature/Incorporator

*April 29, 02*  
Date

FILED  
02 MAY -2 PM 3:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA